

District V Advisory Board
Meeting Minutes
March 03, 2008
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The **District V Advisory Board Meeting** was held at 6:30 p.m. at the Auburn Hills Golf Course Clubhouse, 443 S. 135th St. W. In attendance were 9 District Advisory Board members, 5 staff and 84 citizens with 35 signing in.

Members Present

Council Member Longwell
David Dennis
Dana Brown
Joey Ellzey
Bryan Frye
Jay Buckmaster
Kelly Watkins
Mike Bell
Logan Fritz- Youth Member

Members absent

Clark Sandberg
Darrell Leffew
Mike Hill
Jay Flinn
Pat Ream- Alternate

Staff Present

Officer Francisco Tejada, WPD
Jim Armour, Public Works
Chris Carrier, Public Works
Gary Janzen, Public Works
Donna Goltry, Planning
Megan Buckmaster, Neighborhood Assistant

Guests

listed on last page

Order of Business

Call To Order

The meeting was called to order at 6:32 p.m.

Motion to approve the minutes from the February 04, 2008 meeting. Motion passed 7-0.

Motion to approve the agenda for the March 03, 2007 meeting. Motion passed 7-0.

Public Agenda

1. Scheduled items

No scheduled items

2. Off Agenda items

No off agenda items

Staff Presentations

3. Community Police Report

Officer Francisco Tejada, Community Police reported on crime stats on beats: 16, 18, 19, and 199. **Beat 16:** There continues to be a crime trend of auto thefts, esp. in apartment complex areas. These vehicles are unlocked and running, usually warming up in the cold weather. Wichita Ballroom has reopened as a rental for private parties- keeping an eye on. Grand Central station will be opening in June or July on the south side of Town West. This is a 3 bar complex- also keeping an eye on.

Beat 18: 14 larceny cases reported. 8 are from the Auburn Hills area. There was a homicide at Lightening Joes recently that is still being investigated. **Beat 19:** An increase in auto thefts and break ins for items in plain view. Officer Tejada suggested putting valuables in trunks or keep in the home. There were 12 cases of unattended vehicles left running. **Beat 199:** 10 cases of auto theft. There have been 12 cases at one address alone on a 'juvenile' which include drug cases. There was a "drug sweep" conducted at Bishop Carroll High school on 2/5/2008. It was conducted for dog training and to send a message. There were 1 or 2 arrests made.

David Pashman, 106 N. Rainbow Lake, commented on the auto theft trend. He stated that the city needs to spend more \$ on the investigation and prosecution of these criminals. He suggested changing the charge from grand Theft Larceny to Deprivation of Property. **Officer Tejada** agreed that more should be done to prosecute the criminal, but it is a legislative decision. These non person crimes are handled differently than person to person crimes which are more serious.

Dana Brown, asked about when officers are dispatched do they generally comes from the West Patrol station? **Officer Tejada** responded that a "west side" originated 911 call goes to all of the west side patrols. Anytime a patrol until comes for another area, it is usually for a homicide, shooting or the west officers are tied up and cannot respond as quickly.

Action: Receive and file.

New Business

4. Central Street Improvements, from 135th St West to 119th St. West

Jim Armour, Public Works; Gary Janzen, Public Works; Jay Englemeyer, MKEC; presented on the revised project plan for the Central Street Improvement project. This case originally came before DAB 5 in June of 2005 and the DAB recommended approval of the option to straighten Central onto the section line, east of 135th Street. Since that DAB recommendation, staff has further studied the environmental impacts, right-of-way needs, and drainage concerns associated with the straight alignment concept, resulting in some necessary changes to the original proposal. In addition, revised options have been developed for the connection of existing Central to the proposed new alignment and 135th Street. As previously approved, the project will include construction of a storm sewer system and sidewalk on both sides of Central. The medians and available right-of-way will be landscaped. Construction is planned for 2011. The two options were presented to the DAB and the discussion was opened for questions and comments.

David Dennis commented that the DAB has been looking at this improvement project for a number of years (8). There have been 2 deaths on the curve at central and 135th. The desired outcome would be to eliminate curves for safety. When the concern came about for the safety at St. Elizabeth Ann Seton School, 119th and Central, the DAB recommended putting in street lights, which the city did. This project was in the CIP originally in 2008, then moved to 2012, and is now back in 2011. This project is very important for this area.

Armour commented that with this project 80% will be federally funded.

Joey Ellzey asked if the “straight” plan will increase traffic in Rainbow Lakes. **Dennis** responded that it will reduce due to the new road will take on most traffic, while rainbow Lakes will only have local/ resident traffic.

Brown asked if the spotted sun was gone. **Armour** responded no. **Brown** asked if there was an issue with trees at one time with the project plan. **Janzen** responded that with the new plan option, option 2, the creek outlay would remain in tact and the trees would be ok.

Armour commended the design team of **Janzen** and **Englemeyer** for their proactive work on the project. They met with the regulators in advance to find out restrictions and then created the design to meet those restrictions. This process saved much time and \$.

Brown asked if both plan options would leave the channel the same. **Janzen** responded there would be few changes with both options, but for the most part the channel would stay the same.

Kelli Watkins asked about what happened to the city purchased land. **Armour** responded that there are some sheds that might need to be removed, but the house will stay and could be used as a rental property.

Craig Pannell, 13411 Rolling Hills Drive, commented that initially he had reservations about the design options. After hearing the revisions he liked option 2 and wished it could start sooner.

Bill Kinsinger, 705 N 119th, asked where the 5 lanes would be extended from and were there plans to take Central past 135th to 5 lanes? **Armour/ Janzen** responded 5 lanes would extend from 119th to 135th. There is nothing in the 10 year CIP plan to extend Central to 5 lanes past 135th.

Mike Wahler, 614 Forestview, commented that he likes plan option 2.

Jan Nichols, 326 S. Circle, asked if there is a plan for stoplights or stop signs for 135th. **Armour** responded that the city determines the need for traffic signal lights by traffic counts and volume counts. At this time this area does not warrant signals. There will be traffic stop signs for a 4 way stop.

Larry Moyer, 302 N Racehorse, asked if the existing central will look as it does now after project completion and if another option comes forth or a change in the recommended option occurs how and when homeowners will be notified. **Armour** responded there are only 2 options at this point a 3rd option was ruled out and will not be re-presented. The recommended option will go to Council. HOA's will be notified of any public meetings re: the project.

William Smith, 108 N. Rainbow Lake Road, asked the proposed date to improve 135th. **Armour** responded this project is in the CIP for 2012. There have been maintenance improvements that will cover the next 5-6 years

Don Albert, 120 s. 151st St. W., owner of the land that was once offered to be donated to the city, said the offer is no longer valid.

Linda League, 13314 W Central, expressed her concerns over the way she and her property have been treated through this 3 year process. Her home is next to the city purchased property. She was told 3 years ago her property would be purchased as well. She made no repairs or updates to her home waiting for the city to purchase. Her property has been “chopped up”. The city purchased the front and the back, but not the area where her home sits. She believes this makes her home impossible to sell. **League** would also like to see the results of the conservation study survey conducted on December 26th, 2007. She would like the project plan for acquiring property revisited. **Armour** responded the city can and does not make any promises to property owners until a decision is made by the Council. When that happens designers can then determine how much property needs to be acquired for ROW. Mr. League asked how high the road will need to be elevated. **Janzen/ Englemeyer** responded the road will need to be elevated to the existing height of Central: anywhere from 2-8 feet depending on the channel depths. League asked about the overflow comments, what will overflow exactly. **Janzen/ Englemeyer** responded water will stay to the north of the new Central alignment. The bridge would be sized to pass the 100 yr flood.

Cy Mott, 13210 W. Central, agrees this option plan 2 is a good decision.

Lola Havercroft, 13101 W. Central, questioned the bridge overflow; will there be more water? **Janzen/ Armour** responded there will be the same amount of water. The advantage would be the new bridge would be another access for traffic.

Serita Theis, 12610 W. Central, asked about the installation of city sewer and water. **Armour** responded that sewer and water installation are done by a petition from the homeowners. He gave her city contact information to discuss further.

Mrs. Donovan, 314 N Rainbow Lake Rd., commented her concern for the building of proposed channels. Will it affect the speed of the water flow or slow it down. **Armour** responded there was a separate study done regarding the dry creek overflow. The information from that study will be incorporated into the design, construction, and drainage calculations. There is a limit to what can be done due to environmental standards. Standards note to preserve creek beds. The purpose of the project is not to slow down the water flow, but will also not cause it to speed up.

Les Donovan, 314 N Rainbow Lake Rd., made two comments: he is glad to see option 2 and has the city looked at other funding sources due to safety impacts this project has. **Armour** responded the city has federal funding close to 80% of project cost, which is the max that can be federally funded. The city's 20% portion comes from General Obligation Bonds and fuel and road tax.

Robert Zwiesler, 219 Racehorse, asked the city to re look at sidewalk placement due to safety for children crossing roads. **Armour** responded sidewalks are always an important issue. They are tough to build on non curb and gutter roads- there is no definitive drainage.

Chris Schultz, 237 Maple Dunes Ct., asked if the improvements fit into the current easement - will property acquisition be needed. **Janzen** responded the ROW needed on the north side- 60 feet to a residence.

A motion was made to recommend option # 2 to move forward to Council.

The motion passed 7-0

Action: Recommended option # 2 to Council

5. CUP2008-00001 and ZON2008-06

Donna Goltry, Planning Department provided information on the zoning request change from "LI" Limited Industrial to "LC" Limited Commercial. The request is to create a DP-310 Ridge Port commercial park 2nd Commercial and residential community unit plan. **Goltry** reviewed the staff report. **Goltry** noted there is a letter received from the Cloisters HOA requesting the recommended waiver of the masonry wall be denied. The waiver was recommended due to the fact that the location of the utility easement makes it difficult to determine where the masonry wall would be placed. The recommendation was to put up a wood fence much like the existing fence that is in place by the Cloisters. **Goltry** also noted this is a down-zoning of property use- this would eliminate more intensive uses such as car lots.

Frye asked about the unified zoning code as it relates to the CUP- is it standard to have a masonry wall from residential to residential properties. **Goltry** responded yes.

Ellzey asked whether this is a part of Ridgeport. **Goltry** responded it is a redo of lot 1 of Ridgeport. **Ellzey** asked if lots 2 and 3 became residential would it become part of the Ridgeport HOA. **Frye** responded no and added they would have no lake access.

Russ Ewy, Baughman Company, agent for the applicant spoke on the application. He noted that MAPC approved the request and addresses the concerns raised by Cloister residents: 1. Lake access- it will be prohibited 2. Drainage- with this platted lot a study is required. Further refining of drainage would be required. 3. Use of property- parcel 1- a small commercial development (strip mall) parcels 2, 3- a phasing of apartment complexes. **Ewy** mentioned the screening wall being of wood or rod iron material due to the utility easement restriction.

Brown asked why wood was the chosen screening material. **Ewy** responded that currently there is a wood fence at the cloisters, so wanted to keep with the current look. Wrought iron would provide minimal screening.

Ellzey asked if there was a height restriction for the apartment complex and how many stories. **Goltry/ Ewy** responded the standard of 35 feet and the plan is for 2 stories, but 3 have been built with the 35 foot height restriction.

Kenton Springer, 3166 W Windbay, raised several questions and concerns. 1. What is the history of a screening wall requirement? **Goltry** responded with the history as in the ordinance. 2. Is there no requirement for the wall on parcel 1? **Goltry** responded there is no common property line w/ residential on parcel 1. 3. If a wooden wall was to be constructed as a screening wall who would be responsible for upkeep. **Goltry** responded the code says the responsibility is on the LC property. 4. Access to utility boxes would be impossible for maintenance vehicles if a

fence is constructed in the middle of the properties. **Ellzey** commented this is the same situation in his neighborhood- all utility work is done through back yards to gain access- no vehicles driven through.

Dennis asked about the possibility of a wrought iron w/ landscaping fence instead of a wood fence. **Frye** commented that wrought iron does not give as much screening and doesn't match current screening. **Ewy** responded wood dampens noise factor more than wrought iron w/ landscape screening.

Brown asked how much land is needed for the access road. **Mike Bell** commented 35 feet for an entrance.

Motion was made to recommend approval of the CUP subject to staff report recommendations.

Motion passed 6-1

Action: Recommended approval of CUP2008-00001 and ZON2008-06 to Council.

6. CUP2008-00006

Donna Goltry, Planning Department reviewed the staff report on a CUP Amendment to DP-9 Westlink Center to add an additional sign in Parcel 1 for a 48 square- foot sign 25 feet tall for a new Starbucks in the former Taco Bell building.

Russ Ewy, Baughman Company, agent for the applicant, presented information on the application. In this area signage is 1 over the allowable number of pole signs. If the sign is set back 35 feet from the street the 100 foot horizontal requirement, is no longer valid. **Goltry** agreed with this new information the staff report needs to be revised.

Brown asked how large the sign is. **Ewy** responded 36 square feet for the circle plus 12 feet additional.

A motion was made to recommend approval of the request with the revised clarification to the staff report.

Motion passed 5-0*-1 (*Dennis could not vote due to MAPC conflict)

Action: Recommended approval of CUP2008-00006 to MAPC and Council.

7. ZON2007-69/CON2008-00003

Donna Goltry, Planning Department reviewed the staff report for the request on the City conditional use for nursery and garden center on property zoned "LC" (Limited Commercial) located east of north Hoover and south of 25th Street north (2530 N Hoover).

Greg Allison, agent for the applicant, commented on the purpose of the nursery: sales were wholesale items only: trees, shrubbery, and mulch; to landscapers. No public sales would occur. Initially there would be semi trucks in and out of the nursery for stocking, possibly 1-2/ week. The expansion of the home on the property would be for the owner's residential use only.

Brown asked about a future street dedication. **Allison** responded owners would be required to Platt within 1 year and there would be an additional street ROW (60 feet standard).

Trina and Mark Bauer, 2615 N Hoover, spoke on several concerns referring to the “Golden Rules of a zone change request”. Rule #1: the zoning uses and character of a neighborhood; (**Bauer**) this neighborhood is not normal. There are no commercial properties north of 23rd St. There are beautiful residential properties. Traffic is a concern. Speeding is an issue. In the staff report it states that traffic will be increased. Rule #4: length of time subject property has remained vacant as zoned. (**Bauer**) this property is not vacant. Rule #5: Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant. (**Bauer**) This is a neighborhood where families live and pets roam. This zone request does not conform to the comprehensive plan. There is commercial land available south of this area- instead of changing zoning why not request the owners look into the purchase of current "LC" zoned property. There are concerns with the signage and lighting as well. **Bauer** continued; if the board recommends approval please consider the following: 1. Request of no business signage. 2. If there has to be a sign- not a lighted sign. 3. Limit the operational hours or limit the heavy equipment during those hours. 4. Look into the speed limits in the area. **Allison** responded that he believed the owner would agree to a non lighted sign and possibly a natural looking sign that matched the landscaping.

Mark Rehwinkel, 2919 N Hoover, commented on the possibility that with Johnson’s coming into the area this could be a possibility for them to improve the current condition of Hoover Street.

Ellzey questioned the tax assessment of this land as a farmstead could they sell farmstead related items; hay, honey. **Goltry** responded the intended use falls under agriculture sales.

Jay Buckmaster asked about the intended hours of operation and the pattern of semi delivery- early late, during school bus hours? **Allison** responded the hours would most likely be 7:00 a.m.to 4:30 p.m. - 6:00 p.m. on weekdays and ½ day hours 7:00 a.m.-1:00 p.m. on Saturday. They would be closed on Sunday. **Allison** also responded there would be no set pattern for delivery; it is usually up to the driver’s schedule.

Brown asked whether the city has a noise regulation in residential areas. **Goltry** responded that this area if approved would be zoned “LC” Limited Commercial. The noise requirement would follow that zoning code ordinance.

Longwell asked about screening requirements. **Goltry** responded generally landscape material is used to screen such as solid evergreens.

A motion to recommend the approval of the request was made with the following conditions:

1. **No commercial activity on Sunday.**
2. **Limit hours to 7:00 a.m.-6:00 p.m. Monday- Friday, 7:00 a.m.-1:00 p.m. Saturday.**
3. **No lighted signage.**
4. **Use natural limestone material for signage.**

Motion approved 6-1

Action: Recommended approval of ZON2007-69/CON2008-00003 with conditions to Council.

8. Wichita Transit

Cody Christensen, Transystems, presented on the 5 year transit development plan. He spoke about current transit operation and opened up the discussion to get feedback about what the DAB would like to see in the future of Transit. The purpose of the discussion was to look at opportunities to improve and increase efficiencies, serve new growth areas, reconfigure routes and improve access to employers. Several focus groups were forming to discuss: area riders and area employers as well as a rider survey. **The DAB responded:**

1. In west Wichita there are no areas to wait for transit: need covered wait areas.
2. More routes in and out of west Wichita
3. Extended hours to provide a park and ride like service
4. Possible bike racks on buses

Mike Vinson, acting Manager of Transit, commented on a 2 phase deployment of benches and covered shelters that are in action now. He also made comments on some planned/ discussed improvements due to core area development;

1. GPS tracking on buses
2. Bus route maps at stops
3. LED lighted readout of routes
4. City wide park and ride
5. Selling transit punch cards to increase revenue i.e. to employers
6. Step up routes and hours of operation
7. Forming a transit committee made up of general citizens

The recent rate increase from \$1.00 to \$1.25 did not impact ridership in fact there has been a 6-7% increase in revenue and with the transfer fee eliminated, ridership has increased.

Action: receive and file

Board Agenda

Board Updates and Issues

Council Member Longwell: gave a brief update on the 3/4/2008 Council agenda.

Bryan Frye reported a traffic count issue/ problem on 29th and Ridge

David Dennis reported on the USD 259 Steering Committee/ Bond Issue progress.

Action: Receive and file.

With no further business, the meeting adjourned at 10:25 p.m.

Respectfully submitted,
Megan Buckmaster, Neighborhood Assistant

Guests

Jane Dean	102 Rainbow Lake Terrace
Craig Pannell	13411 Rolling Hills Drive
Richard Dixon	450 N Rainbow Lakes
Paula and Marc Seiwert	309 N Rainbow Lake
Trina and Mark Bauer	2615 N Hoover
J.E. Wolff	119 Rainbow Lake
R. Sackreiter	6838 Sheriac Cir.
Mark Rehwinkel	2919 N Hoover
Randy Roatch	132 N. Rainbow Lake
John Schafers	319 N Racehorse
Chris Shults	237 S. Maple Dunes
Lola Havercroft	13101 W. Central
Jim Byrum	1824 Waddington
Sharon A. Bruce	1930 N Topaz
Winifred Albert	916 N. Robin
Russ Ewy	315 Ellis
David Hause	523 N. Forestview Ct.
Larry Lane	605 N. Forestview
Michael Ball	218 N. Rainbow Lake
Chris and Rob Edgington	526 N. Forestview Ct.
David and Stacy Pashman	106 N. Rainbow Lake
Jack and Serita Theis	12610 W. Central
Les Donovan	314 N. Rainbow Lake
Carla Lee	1367 N Westlink
Don Arnold	101 S. Market
Cody Christensen	2400 Pershing Rd, Suite 400
Mike Vinson	777 E. Waterman
Ted Rieck	2400 Pershing Rd, Suite 400